

AN ORDINANCE 101550

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of:

From "I-1" General Industrial District to R-6 Residential Single-Family District on the following properties:

Lot 9, Block 3, NCB 8250

Southwest irregular 52.73 feet of north 710.7 feet of Lot 25, Block 3, NCB 8250

Lot 39, Block 3, NCB 8250

The west 50 feet of north irregular 103.21 feet of the south 110 feet of Lot 12, Block 4, NCB 8323

Lots 46 through 51, Block 22, NCB 8878

Lot 4, Block 4, NCB 8328

Lots 36 through 38, Block 19 NCB 8875

The east 90 feet of the southwest 280 feet by 155.59 feet of Lot 16, Block 4, NCB 8324

From "I-1" General Industrial District to "R-6" S Residential Single-Family District with a Specific Use Permit for a Wireless Communication Tower on Lot 10, Block 3, NCB 8250

From "I-1" General Industrial District to "MF-25" Multi-Family District on Lots 42 and 43, Block 20, NCB 8876

From "I-1" General Industrial District to "C-1" Commercial District on the following properties:

The Lots 41 through 46, Block 3, NCB 8250

Lot 5, Block 4, NCB 8328

Lots 1 and 22, Block 1, NCB 8191

Lots 1 and 22, Block 2, NCB 8192 and Lots 32 through 35, 39 and 40, Block 19, NCB 8875
Lots 36 through 41, Block 20, NCB 8876
Lots 36 and 37, Block 21, NCB 8877
Lots 36 through 45, Block 22, NCB 8878
Lots 36 through 45, Block 23, NCB 8878

From "I-1" General Industrial District to "C-1" C Commercial District with a Conditional Use for a Recording Studio on Lot 40, Block 3, NCB 8250

From "I-1" General Industrial District to "C-1" C Commercial District with a Conditional Use for Light Auto and Truck Repair on Lots 28 and 29, Block 19, NCB 8875

From "I-1" General Industrial District to "C-1" S Commercial District with a Specific Use Permit for a Bar/Tavern on Lots 44 and 45, Block 20, NCB 8876

From "I-1" General Industrial District to C-2 Commercial District on the following properties:

The west 100 feet of the south 150 feet of Lot 22, Block 2, NCB 8243
Lot 11, Block 4, NCB 8323
Lots 34 through 40, Block 1, NCB 8880
Lot 3, Block 4, NCB 8327

From "I-1" General Industrial District to "C-2" S Commercial District with a Specific Use Permit for a Reception Hall/ Meeting Facility on Lot 12, Block 4, NCB 8323 save and except the west 50 feet of the north irregular 103.21 feet of the south 110 feet of Lot 12

From "I-1" General Industrial District to C-3 Commercial District on the following properties:

Lot 6, Block 4, NCB 8328
The southwest 190 feet by 155.59 feet of Lot 16, Block 4, NCB 8324

From "I-1" General Industrial District to "C-3" C Commercial District with a Conditional Use for an Outdoor Flea Market on Lots 44 and 45, Block 21, NCB 8877

From "I-1" General Industrial District and "MF-33" Multi-Family District to "C-3" S Commercial District with a Specific Use Permit for a Contractor Facility on Lot 26, Block 3, NCB 8250

From "I-1" General Industrial District and "MF-33" Multi-Family District to "C-3" S Commercial District with a Specific Use Permit for an Auto Paint and Body Facility on Lot 25, Block 3, NCB 8250 save the southwest irregular 52.73 feet of the north 710.7 feet

From "I-1" General Industrial District to C-3 S Commercial District with a Specific Use Permit for an Auto Paint and Body Facility on the following properties:

Lots 1 and 2, Block 4, NCB 8327

SECTION 2. The City Council finds as follows:

- A. The specific and conditional uses will not be contrary to the public interest.
- B. The specific and conditional uses will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The specific and conditional uses will be in harmony with the spirit and purpose for conditional uses as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The specific and conditional uses will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The specific and conditional uses will not affect adversely the public health, safety and welfare.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on October 23, 2005.


PASSED AND APPROVED this 13th day of October, 2005.


M A Y O R

ATTEST: 
City Clerk

PHIL HARDBERGER

APPROVED AS TO FORM:


City Attorney